

## Luxe Tower, , London, E1 8QU

- \*Available from 14th SEPTEMBER 2024\*
- Open Plan - Living/Kitchen
- Residents' Roof Terrace
- 24 Hour Concierge service
- Aldgate East Underground & Tower Gateway (DLR) Stations

- Two Bedrooms-Two Bathroom
- 2nd Floor
- Furnished
- On-site Gym

**£3,400 Per Month**



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## DESCRIPTION

\*Available from 14th SEPTEMBER 2024\*

Hunters Tower Bridge is excited to bring to the market this two-bedroom, two bathrooms apartment in Luxe Tower, E1.

This is a modern two-bedroom and two-bathroom apartment, centrally located and moments from Tower Hill and Aldgate.

The property comprises a modern open plan reception and fully fitted kitchen, the main bedroom, second bedroom, one main bathroom, and one ensuite. Ample storage.

Communal areas have laminate wood flooring, bedrooms are carpeted, benefitting from floor-to-ceiling windows that offer great views and natural light throughout. The property comes furnished.

Resident amenities include a 24hr concierge and gymnasium.

Located near Tower Hill Station, DLR links, Aldgate East, and Aldgate stations. Neighboring to the St Katharine's Docks with a wide selection of bars, restaurants, and cafes nearby and with easy access to Wapping.

Located and within easy access to great transport links and amenities.

Viewing advised. Get in touch with our Hunters Team in Tower Bridge today for more details or to arrange a viewing!

### Summary & Exclusions:

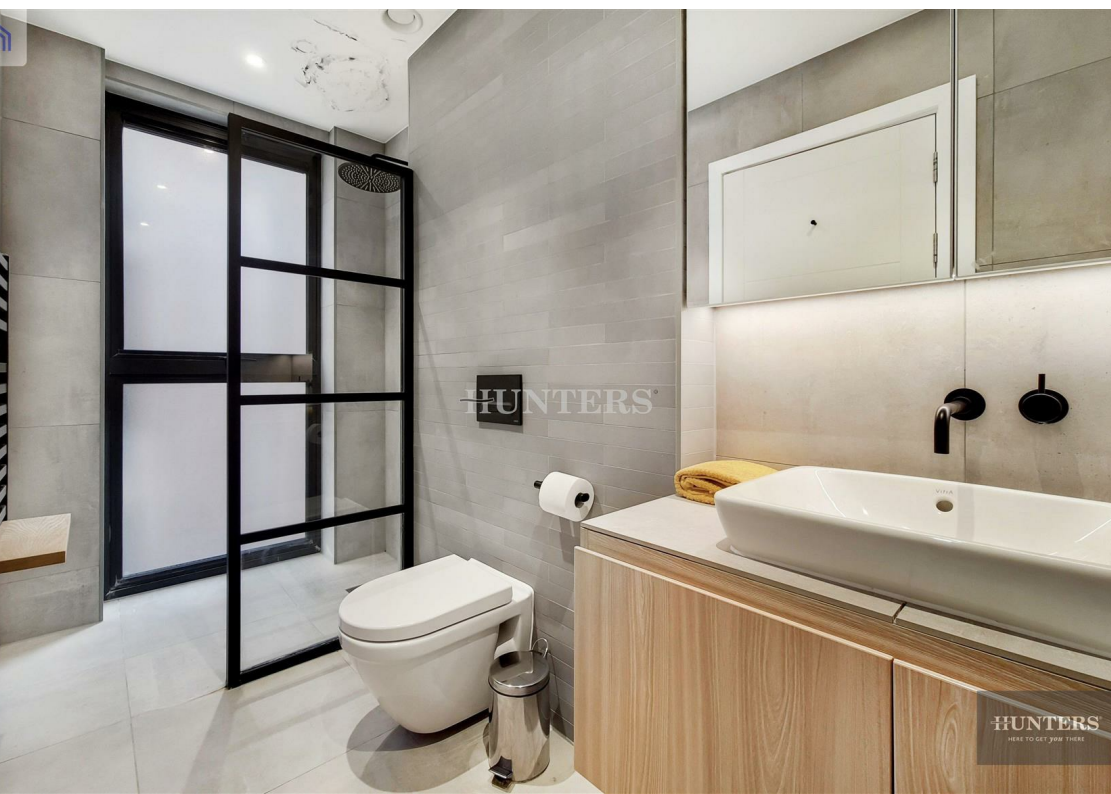
- 2 Bedrooms
- 2 Bathroom
- Property comes: Furnished

### OTHER INFO

EPC Rating - C  
Council Tax –Band F  
Local Authority – Tower Hamlets  
Total Floor Area – 668.98 sq ft









<p><b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property 62.15 sqm / 668.98 sqft</p>	<p><b>NET INTERNAL AREA (NIA)</b> Excludes walls and external features, includes mezzanines, restricted head height 58.57 sqm / 630.44 sqft</p>	<p><b>EXTERNAL STRUCTURAL FEATURES</b> Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft</p>	<p><b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.9m 0.00 sqm / 0.00 sqft</p>
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 1B RESIDENTIAL 62.56 sqm / 673.39 sqft  
IPMS 3C RESIDENTIAL 59.78 sqm / 643.47 sqft

spec id: 82c206c0cf5a0d08b031712

### Viewings

Please contact [towerbridge@hunters.com](mailto:towerbridge@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		80	80
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.